

INVESTMENT PROPERTY

across the street from the proposed

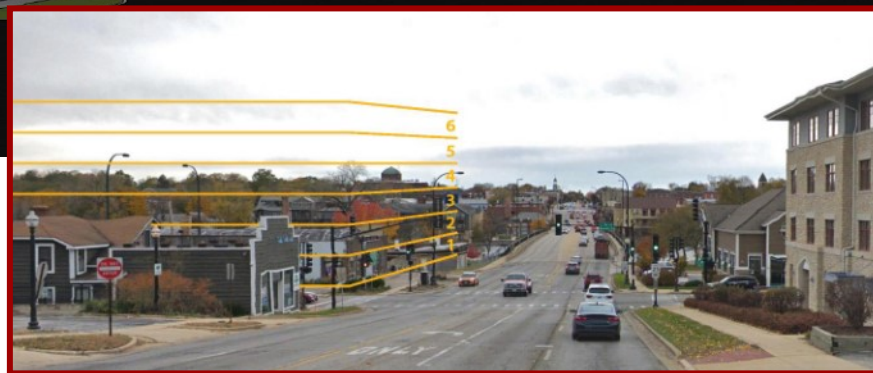
Mill Race Redevelopment Project

HUGE proposed development across Route 25 which will
ADD Value to this property!

Mill Race Redevelopment will bring:

- 116 Rental Apartments
- 8 Townhomes
- 2,000 SF Retail Commercial Space
- 155 Covered Parking Spaces
- Public Riverfront Improvements

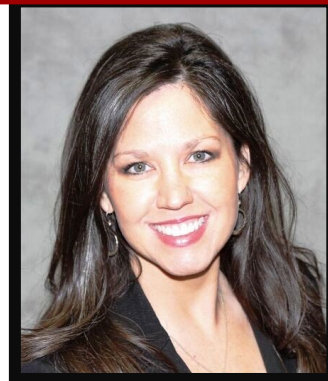
Excellent Rental Income & Cash Flow



For More Information About This Property



Inger Britt
inger@berellc.com
630.430.6583



MIXED-USE INVESTMENT OPPORTUNITY

102 E State Street, Geneva, IL 60134



3,190 SqFt

.1 Acres

One Building

- Retail Store Front on Route 38/ State Street
- 3 Residential Apartments

\$429,000



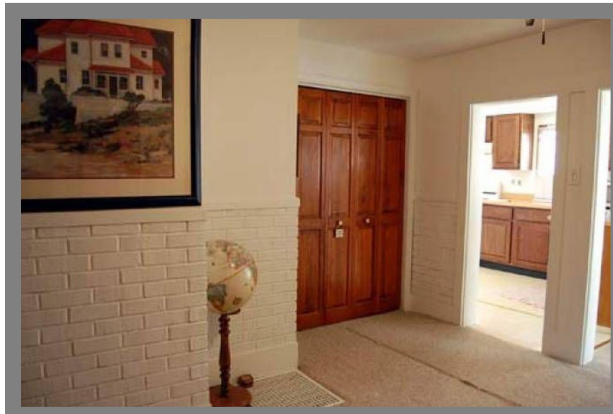
102 E State Street, Geneva, IL 60134



Commercial
Retail Space



Residential Rental



Fully Leased Mixed-Use Investment Property in Downtown Geneva, IL

Incredible opportunity for the savvy investor! Stable Asset with excellent rental income and cash flow. This Investment consists of One Two Story Building with a Retail Commercial Storefront and 3 Residential Apartments on the Highly Visible Corner!

Average Daily Traffic Counts
State Street (Route 38): 28,000
Bennett Street (Route 25): 9,000

Commercial Building: 625 SF

Commercial Retail Store front facing State Street (Route 38).

Residential 3 Apartment Units: 2,565 SF

The property boasts three apartments one which has a rare rooftop patio. Parking area in rear of building. All units have separate electric service and interior updates.



Investment Snapshot

Rent Roll:		<u>Est Square Feet</u>	<u>Rent</u>
Unit 1		780	\$825
Unit 2		785	\$875
Unit 3		1,000	\$1,200
Commercial		625	\$2,000 (\$22 MG)
Total Square Feet:		3,190	
Total Possible Income:			\$4,900 Monthly \$58,800 Annually
Expenses:			
	RE Taxes	\$9,219	
	Insurance	\$1,800	
	MGT Fee (8%)	\$4,704	
	R&M	\$3,500	
Total Expenses:		\$19,223	
Estimated NOI:			\$39,577 Annually